

ORDINANCE 2001-062

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE 92-20, KNOWN AS THE UNIFIED LAND DEVELOPMENT CODE OF PALM BEACH COUNTY, FLORIDA AS FOLLOWS: ARTICLE 3, RULES OF CONSTRUCTION AND DEFINITIONS, TO AMEND AND ADD DEFINITIONS; ARTICLE 6, ZONING DISTRICTS, TO REVISE AND ADD ZONING AND OVERLAY DISTRICTS, AND TO REVISE ZONING DISTRICT PURPOSES AND USES, USE REGULATIONS AND DEFINITIONS, PROPERTY DEVELOPMENT STANDARDS, AND SUPPLEMENTARY REGULATIONS; ARTICLE 7, SITE DEVELOPMENT STANDARDS, TO REVISE PARKING AND LANDSCAPING STANDARDS; PROVIDING FOR INTERPRETATION OF CAPTIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chapter 125, Florida Statutes, establishes the right and power of counties to provide for the health, welfare, and safety of the existing and future residents by enacting and enforcing land development and administrative regulations necessary for the protection of the public; and

**WHEREAS**, Palm Beach County Ordinance 92-20 provided for the adoption of the Unified Land Development Code on June 16, 1992, pursuant to Section 163.3202, Florida Statutes to further growth management requirements; and

**WHEREAS**, Chapters 125 and 163, Florida Statutes, grant authority to the Board of County Commissioners to adopt and enforce land development regulations within the unincorporated area of Palm Beach County; and

**WHEREAS**, current information and increased population require re-evaluation and adoption of updated development standards; and

**WHEREAS**, the Board of County Commissioners has mandated that County staff conduct periodic reviews of the Unified Land Development Code to evaluate its various provisions and propose amendments to resolve new or outstanding issues and comply with the Comprehensive Plan, State Statutes and federal law; and

**WHEREAS**, the Board of County Commissioners has determined that it is in the best interest of public welfare to ensure developments are constructed and continuously operated in accordance with the Unified Land Development Code, conditions of approval and adequate public facilities; and

**WHEREAS**, the Board of County Commissioners has determined that new development patterns should be accommodated by the Unified Land Development Code to respond to market demand, encourage economic development, provide incentive for redevelopment, and to utilize vacant or under-utilized buildings while maintaining the integrity of the zoning district through reasonable restrictions and development regulations; and

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



**WHEREAS**, the revised provisions regarding retail nursery, wholesale nurseries, stables, and other agricultural uses, and other updated and new provisions further the goals and policies of the Board of County Commissioners; and,

**WHEREAS**, the proposed amendments to the ULDC have been reviewed by the Citizens Task Force and the Board of County Commissioners at public meetings and recommendations of the Citizens Task Force were forwarded to the Board of County Commissioners; and

**WHEREAS**, the Citizens Task Force, sitting as the Land Development Regulation Commission, finds that this amendment to the Unified Land Development Code is consistent with the Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners has directed changes subsequent to the Citizen's Task Force review which are incorporated into the proposed amendments;

**WHEREAS**, the Board of County Commissioners determines the proposed amendments will improve the procedures and standards of the Unified Land Development Code; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

**PART 1** The Unified Land Development Code of Palm Beach County is amended as follows:

**SUBPART 1, Section 3.2, Definitions, is amended to add and delete language as follows:**

**Arena, auditorium or stadium** means an open, or partially or fully enclosed facility primarily used or intended for commercial spectator sports or entertainment. Typical uses include convention and exhibition halls, sports arenas, jai alai frontons, amphitheaters and race tracks. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited at an arena, auditorium or stadium in the Agricultural Reserve Tier.

**Equestrian area, commercial** means an establishment engaged in commercial spectator activities involving horse racing or equestrian shows, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes.

**SUBPART 2, Section 6.2, District Purposes and Uses, is amended to add and delete language as follows:**

**SEC. 6.2 DISTRICT PURPOSES AND USES.** The forty (40) districts established to implement the Comprehensive Plan have the following purposes and permit the following uses.

...

**A. Conservation district. ...**

### B. Agricultural districts. ...

**1. AGR, Agricultural Reserve District.** The Agricultural Reserve area is a portion of the County that encompasses unique farmland, regional water management areas and

Underlined language indicates proposed new language.

~~Language crossed out indicates language proposed to be deleted.~~

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

wetlands. It is also an area that may become an urbanized area. It is designated as an area to be preserved primarily for agricultural and, west of SR 7, agricultural and regional water management use if possible, and if not, to be developed only at low residential density. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited. The AGR district corresponds to the Agricultural Reserve (AGR) future land use atlas designation of the future land use element of the comprehensive plan.

- a. **Right to Farm.** ...
- b. **PACE and TDR program.** ...
- c. **Exempted use areas.** ...
- d. **Nonconforming uses.** ...
- e. **Agricultural sales and service.** ...
- f. **AGRICULTURAL RESERVE (AGR) district:** ...

#### PERMITTED USES:

Agriculture, bona fide	Guest cottage
Auction, enclosed	Home occupation
Auction, outdoor	Kennel, private
Aviculture	Livestock raising
Community vegetable garden	Medical office or dental clinic
Estate kitchen	Nursery, retail
Excavation, <del>Type</del> <u>type</u> 1A	Nursery, wholesale
Farm residence	Park, passive
Farrier <del>establishment</del>	Shade house
Fruit and vegetable market	Single family residence
Garage sale	Stable, <del>private</del> <u>equestrian type one</u>
Green market	Storage, indoor agricultural
Groves/row crops	Storage, outdoor agricultural

#### SPECIAL USE:

Accessory dwelling	Farm worker quarters
Agricultural stand	<del>Grooms quarters</del>
Air curtain incinerator,	Mobile home dwelling
temporary	Retail sales, mobile or temporary
Communication <del>Cell Sites on Wheels</del> <u>cell</u>	Security/caretaker quarters
<u>site on wheels</u> (COWs)	

#### PERMITTED SUBJECT TO DRC SITE PLAN:

Agricultural food processing	Equestrian arena, commercial
Agricultural related manufacturing, light	Excavation, <del>Agricultural</del> <u>agricultural</u>
Agricultural research and development	Excavation, <del>Type</del> <u>type</u> 1B
Agricultural transshipment	Excavation, <del>Type</del> <u>type</u> II
Air curtain incinerator, permanent	Farmer's market
Assembly nonprofit, institutional	Government services
Bed and Breakfast	Gun range, private
Chipping and mulching	Kennel, commercial
Communication panels, antennas,	<u>Landscape installation service</u>
commercial	Landscape maintenance service
Composting facility	Packing plant
Day care center, limited	Potting soil manufacturer
	Stable, <del>commercial</del> <u>equestrian type two</u>
	Utility, minor

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



Veterinary clinic

**CLASS B CONDITIONAL USE:**

Airplane landing strip  
Day care center, general  
Heliport or helipad

**CLASS A CONDITIONAL USE:**

Church or place of worship  
Communication tower, commercial  
Electrical power facility

Grooms quarters

Solid waste transfer station

Water or wastewater treatment

...

**g. Community Commercial Service Overlay (CCSO). ...**

**COMMUNITY COMMERCIAL SERVICE OVERLAY (CCSO) district:**

**PERMITTED USES:**

Agriculture, bona fide  
Agricultural sales and service  
Auction, enclosed  
Auction, outdoor  
Aviculture  
Building supplies  
Community vegetable garden  
Convenience store  
Estate kitchen  
Excavation, ~~Type~~ type 1A  
Farm residence  
Farrier establishment  
Financial institution  
Fitness center  
Fruit and vegetable market  
Garage sale  
Green market  
Groves/row crops  
Guest cottage  
Home occupation  
Kennel, private

Laundry services  
Livestock raising  
Machine or welding shop  
Medical or dental office or clinic  
Nursery, retail  
Nursery, wholesale  
Office, business/professional  
Park, passive  
Personal services  
Printing and copying services  
Repair services, limited  
Restaurant, quality  
Restaurant, speciality  
Retail sales, general  
Shade house  
Single family residence  
Stable, ~~private~~ equestrian type one  
Storage, indoor agricultural  
Storage, outdoor agricultural

**SPECIAL USE:**

Accessory dwelling  
Agricultural stand  
Air curtain incinerator, temporary  
Amusements, temporary or  
special events  
Communication ~~Cell Sites on Wheels cell~~  
site on wheels (COWs)

Farm worker quarters  
~~Grooms quarters~~  
Mobile home dwelling  
Recycling collection station  
Recycling drop off bin  
Retail sales, mobile or temporary  
Security/caretaker quarters

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or stricken (if deleted).



1	<b>PERMITTED SUBJECT TO DRC SITE</b>	Excavation, <del>Agricultural</del> <u>agricultural</u>
2	<b>PLAN:</b>	Excavation, <del>Type</del> <u>type</u> IB
3	Agricultural food processing	<u>Excavation, type II</u>
4	Agricultural related manufacturing, light	Farmer's market
5	Agricultural transshipment	Government services
6	Assembly nonprofit, institutional	Gun range, private
7	Assembly nonprofit, membership	Kennel, commercial
8	Bed and breakfast	Lounge, cocktail
9	Day care center, limited	Packing plant
10	Day labor employment service	Stable, <del>commercial</del> <u>equestrian type two</u>
11	Entertainment, indoor	Theater, indoor
12	Entertainment, outdoor	Utility, minor
13	Equestrian arena, commercial	Veterinary clinic
14	<b>CONDITIONAL USE, CLASS B:</b>	<b>CONDITIONAL USE, CLASS A:</b>
15	Airplane landing strip, accessory	Automotive service station
16	Church or place of worship	Communication <del>Tower</del> <u>tower</u> , commercial
17	Day care center, general	Convenience store with gas sales
		Electrical power facility
		<u>Grooms quarters</u>
		Solid waste transfer station
		Water/wastewater treatment plant
18		...

19 (This space intentionally left blank.)

---

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

h. AGR-PUD, Agricultural Reserve Planned Unit Development. ...

AGRICULTURAL RESERVE PLANNED UNIT DEVELOPMENT (AGR-PUD):

DEVELOPMENT AREA AGR-PUD:

Accessory uses, e.g.,  
clubhouse, equestrian facilities  
Amusements, temporary or Special event  
Civic area, required for a PUD  
Commercial area, allowed for a PUD  
Golf course  
Open space, required for a PUD  
Open space, allowed for a PUD  
Park, passive  
Recreational areas, permitted in a PUD  
Residential dwelling units, single family,  
townhomes, and multiple family  
Streets and parking areas  
Water retention areas

PRESERVATION AREA AGR-PUD:

Agricultural stand  
Agriculture, bona fide  
Air curtain incinerator, temporary  
Aviculture  
Communication tower, commercial  
Equestrian activities, restricted, e.g.,  
pasture and ancillary uses  
Excavation, agricultural  
Excavation, ~~Type~~ type II  
Fallow land  
Farm residence, one  
Fruit and vegetable market  
Garage sale  
Groves, row crops  
Home occupation  
Livestock raising  
Mobile home accessory to agriculture,  
one  
Nursery, retail  
Nursery, wholesale  
Park, passive  
Security/caretakers quarters, one  
Shadehouse, ~~accessory~~  
Stable, ~~private~~ equestrian type one  
Stable, ~~commercial~~ equestrian type two  
Storage, indoor agricultural  
Uplands  
Water preserve areas  
Wetlands

...

(This space intentionally left blank.)

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



2. AP, Agricultural Production District. ...

**PERMITTED USES:**

Agriculture, bona fide	Home occupation
Aviculture	Livestock raising
Communication panels, antennas, commercial	Nursery, wholesale
Estate kitchen	Park, passive
Excavation, <del>Type type</del> IA	Shadehouse
Farm residence	Stable, <del>private</del> <u>equestrian type one</u>
Farrier establishment	Storage, indoor agricultural
Garage sale	Storage, outdoor agricultural
Groves/row crops	Sugar mill or refinery
Guest cottage	Veterinary clinic

**SPECIAL USES:**

Agricultural stand	Farm worker quarters
Accessory dwelling	<del>Grooms quarters</del>
Air curtain incinerator, temporary	Mobile home dwelling
<u>Bed and breakfast</u>	<u>Office, business or professional</u>
<u>Camping cabin</u>	Recycling drop off bin
<del>Communication Cell Sites on Wheels</del> <u>cell site on wheels</u> (COWs)	<u>Restaurant, specialty</u>
	<u>Retail sales, general</u>
	Security or caretaker quarters
	<u>Stable, commercial equestrian type two</u>

**PERMITTED SUBJECT TO DRC SITE**

**PLAN:**

Agricultural related manufacturing, light	Excavation, <del>Agricultural</del> <u>agricultural</u>
Agricultural research/development	Excavation, <del>Type type</del> IB
Agricultural transshipment	Government services
Assembly, nonprofit institutional	Gun range, private
<u>Catering</u>	Packing plant
Communication tower, commercial	Potting soil manufacturing
Composting facility	Utility, minor
Day care center, limited	

...

**CONDITIONAL USE, CLASS A:**

Air curtain incinerator, permanent	<del>Mining, excavation Type</del> <u>Excavation, type IIIA</u>
Electrical power facility	<del>Mining, excavation Type</del> <u>Excavation, type IIIB</u>
Excavation, <del>Type type</del> III	
<u>Grooms quarters</u>	Solid waste transfer station
	Water or wastewater treatment plant

...

(This space intentionally left blank.)

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

1                   **3. SA, Special Agricultural District. ...**

2                   **PERMITTED USES:**

3                   Agriculture, bona fide  
4                   Aviculture  
5                   Estate kitchen  
6                   Farm residence  
7                   Farrier  
8                   Fruit and vegetable market  
9                   Garage sale  
10                  Groves/row crops  
11                  Guest cottage

Home occupation  
Kennel, private  
Livestock raising  
Nursery, wholesale  
Park, passive  
Shadehouse  
Stable, ~~private~~ equestrian type one  
Storage, indoor agricultural  
Storage, outdoor agricultural

12                  **SPECIAL USES:**

13                  Accessory dwelling  
14                  Agricultural stand  
15                  Air curtain incinerator, temporary  
16                  Amusements, temporary or special  
17                  events  
18                  Communication ~~Cell Sites on Wheels~~ cell  
19                  site on wheels (COWs)

Farm worker quarters  
~~Grooms quarters~~  
Mobile home dwelling  
Retail sales, mobile or temporary  
Recycling drop off bin  
Security/caretaker quarters

20                  **PERMITTED SUBJECT TO DRC SITE**  
21                  **PLAN:**

22                  Agricultural research/development  
23                  Campground  
24                  Communication panels, antennas,  
25                  commercial  
26                  Equestrian arena, commercial  
27                  Excavation, agricultural

Excavation, ~~Type~~ type II  
Excavation, ~~Type~~ type IB  
Farmer's market  
Gun range, private  
Nursery, retail  
Park, public  
Stable, commercial  
Utility, minor

28                  **CONDITIONAL USE, CLASS B:**

29                  Cemetery  
30                  Composting facility  
31                  Day care center, limited  
32                  Equestrian area, commercial

Government services  
Landscape installation service  
Landscape maintenance service  
Veterinary clinic  
Zoo

33                  **CONDITIONAL USE, CLASS A:**

34                  Agricultural sales & service  
35                  Agricultural transshipment  
36                  Air curtain incinerator, permanent  
37                  Chipping and mulching  
38                  Church or place of worship  
39                  Communication tower, commercial  
40                  Electrical power facility  
41                  Excavation ~~Type~~ type III  
42                  Grooms quarters  
43                  Gun club, enclosed  
44                  Gun club, open  
45                  Hospital or medical center  
46                  Kennel, commercial

~~Landscape maintenance service~~  
~~Medical office or dental clinic~~  
~~Mining, excavation~~ ~~Type~~ Excavation type  
IIIA  
~~Mining, excavation~~ ~~Type~~ Excavation type  
IIIB  
Packing plant  
Potting soil manufacturing  
School, elementary or secondary  
Solid waste transfer station  
Sugar mill or refinery  
Water or wastewater treatment plant

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



1		...
2	<b>4. RSER, Rural Services District. ...</b>	
3	<b>PERMITTED USES:</b>	
4	Agriculture, bona fide	Nursery, wholesale
5	<u>Farrier</u>	Park, passive
6	Fruit and vegetable market	<u>Shadehouse</u>
7	Nursery, retail	Stable, <del>private</del> <u>equestrian type one</u>
8	<b>SPECIAL USES:</b>	
9	Agricultural stand	Farm worker quarters
10	Amusements, temporary or special event	<del>Grooms quarters</del>
11	Bed and Breakfast	Recycling collection station
12	Communication Cell Sites on Wheels <u>cell</u>	Recycling drop off bin
13	<u>site on wheels</u> (COWs)	Security or caretaker quarters
14	<b>PERMITTED SUBJECT TO DRC SITE</b>	
15	<b>PLAN:</b>	
16	Agricultural research/development	Excavation, <del>Type</del> <u>type II</u>
17	Communication panels, antennas,	<u>Farmer's market</u>
18	commercial	Gun club, enclosed
19	Contractor's storage yard	Park, public
20	Equestrian arena, commercial	Stable, <del>commercial</del> <u>equestrian type two</u>
21	Excavation, <del>Agricultural</del> <u>agricultural</u>	Utility, minor
22	<b>CONDITIONAL USE, CLASS B:</b>	
23	Agricultural sales and service	Communication tower, commercial
24	Assembly, nonprofit institutional	Government services
25	Assembly, nonprofit membership	<del>Landscape maintenance service</del>
26	Building supplies	Repair services, limited
27	Church or place of worship	
28	<b>CONDITIONAL USE, CLASS A:</b>	
29	Auction, enclosed	<u>Grooms quarters</u>
30	Auction, outdoor	<u>Landscape installation service</u>
31	Entertainment, outdoor	<u>Landscape maintenance service</u>
		Solid waste transfer station
32		...
33	(This space intentionally left blank.)	

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

**C. Rural residential districts.**

**1. ~~AR-RURAL~~ R/EX, Agricultural Residential District in Rural and Exurban Tiers.**

...

**PERMITTED USES:**

Agriculture, bona fide  
Aviculture  
Congregate living facility, type 1  
Estate kitchen  
Excavation, ~~Type type~~ IA  
Farrier  
Garage sale  
Groves/row crops

Guest cottage  
Home occupation  
Kennel, private  
Livestock raising  
Shadehouse  
Single-family residence  
Stable, ~~private~~ equestrian type one  
Storage, indoor agricultural  
Storage, outdoor, agricultural

**SPECIAL USES:**

Accessory dwelling  
Agricultural stand  
Air curtain incinerator, temporary  
Amusements, temporary or special events  
Bed and breakfast

~~Communication Cell Sites on Wheels~~ cell site on wheels (COWs)  
~~Grooms quarters~~  
Mobile home dwelling  
Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, ~~Agricultural~~ agricultural  
Excavation, ~~Type type~~ II  
Excavation, ~~Type type~~ IB

Nursery, wholesale  
Park, passive  
Stable, ~~commercial~~ equestrian type two  
Utility, minor

**CONDITIONAL USE, CLASS B:**

Airplane landing strip, accessory  
Communication panels, antennas, commercial  
Equestrian arena, commercial

Nursery, retail  
Packing plant  
Park, public  
Veterinary clinic

**CONDITIONAL USE, CLASS A:**

Assembly, nonprofit institutional  
Cemetery  
Church or place of worship  
College or university  
Communication tower, commercial  
Congregate living facility, type 2  
Day care center, limited  
Day care center, general  
Electrical power facility  
Fruit and vegetable market

Grooms quarters  
Government services  
Gun range, private  
Heliport or helipad  
Landscape installation service  
Landscape maintenance service  
~~Nursery, retail~~  
School, elementary or secondary  
Solid waste transfer station  
Water or wastewater treatment plant  
Zoo

...

**(This space intentionally left blank.)**

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



2. CRS, Country Residential District. ...

**SPECIAL USES:**

Accessory dwelling	<del>Grooms quarters</del>
Agricultural stand	Mobile home dwelling
Bed and breakfast	Security/caretaker quarters
Communication <del>Cell Sites on Wheels</del> <u>cell site on wheels</u> (COWs)	

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, <del>Type type</del> II	Park, passive
Excavation, <del>Type type</del> IB	Storage, indoor agricultural
Groves/row crops	Utility, minor
<del>Nursery, wholesale</del>	

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial	Park, public
Equestrian arena, commercial	Stable, <del>commercial</del> <u>equestrian type two</u>
<u>Nursery, wholesale</u>	Storage, outdoor agricultural
	Veterinary clinic

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide	Golf course
Air curtain incinerator, temporary	Government services
Church or place of worship	<u>Grooms quarters</u>
College or university	Livestock raising
Congregate living facility, type 2	Nursery, retail
Communication tower, commercial	Packing plant
Day care center, general	School, elementary or secondary
Day care center, limited	Solid waste transfer station
Electrical power facility	Water or wastewater treatment plant

...

**D. Urban residential districts. ...**

**1. AR-U/ST, Agricultural Residential District in the Urban/Suburban Tier.** The purpose and intent of the AR district in the Urban/Suburban Tier is to provide the opportunity to utilize land for limited agricultural purposes, where appropriate. The intent is to prevent premature urbanization of certain areas, while protecting the lifestyle of residents until such time the agricultural uses convert to other uses consistent with the Comprehensive Plan.

**PERMITTED USES:**

Congregate living facility, type 1	Home occupation
Estate kitchen	Kennel, private
Excavation, <del>Type type</del> IA	Shadehouse
<u>Farrier</u>	Single family residence
Garage sale	Stable, <del>private</del> <u>equestrian type one</u>
Guest cottage	Storage, indoor agricultural
	Storage, outdoor, agricultural

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

**SPECIAL USES:**

Accessory dwelling  
Agricultural stand  
Air curtain incinerator, temporary  
Amusements, temporary or special events  
Bed & breakfast

~~Communication Cell Sites on Wheels cell  
site on wheels (COWs)~~  
~~Grooms quarters~~  
Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE  
PLAN:**

Excavation, ~~Agricultural~~ agricultural  
Excavation, ~~Type type II~~  
Excavation, ~~Type type IB~~  
Groves/row crops

Livestock raising  
~~Nursery, wholesale~~  
Park, passive  
Stable, ~~commercial~~ equestrian type two  
Utility, minor

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas,  
commercial  
~~Equestrian arena, commercial~~

Nursery, wholesale  
Packing plant  
Park, public  
Veterinary clinic

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
Cemetery  
Church or place of worship  
College or university  
Communication tower, commercial  
Congregate living facility, type 2  
Day care center, general  
Day care center, limited

Electrical power facility  
Government services  
Grooms quarters  
Heliport or helipad  
Nursery, retail  
School, elementary or secondary  
Solid waste transfer station  
Water or wastewater treatment plant

...

**2. RE, Residential Estate District. ...**

**SPECIAL USES:**

Accessory dwelling  
Bed and breakfast  
~~Communication Cell Sites on Wheels cell  
site on wheels (COWs)~~

~~Grooms quarters~~  
Security/caretaker quarters

...

**(This space intentionally left blank.)**

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added)  
or ~~stricken~~ (if deleted).



1	<b>CONDITIONAL USE, CLASS A:</b>	<u>Grooms quarters</u>
2	Agriculture, bona fide	Heliport or helipad
3	Air curtain incinerator, temporary	Livestock raising
4	Cemetery	Nursery, retail
5	Church or place of worship	Packing plant
6	Communication tower, commercial	Park, public
7	Day care center, general	School, elementary or secondary
8	Day care center, limited	Solid waste transfer station
9	Electrical power facility	Stable, commercial
10	Golf course	Water or wastewater treatment plant
11	Government services	
12	...	
13	<b>3. RT, Residential Transitional District. ...</b>	
14	<b>SPECIAL USES:</b>	<del>Communication Cell Sites on Wheels</del> <u>cell</u>
15	Accessory dwelling	<u>site on wheels</u> (COWs)
16	Bed and breakfast	<del>Grooms quarters</del> Security/caretaker quarters
17	...	
18	<b>CONDITIONAL USE, CLASS A:</b>	<u>Grooms quarters</u>
19	Agriculture, bona fide	Heliport or helipad
20	Air curtain incinerator, temporary	Livestock raising
21	Cemetery	Nursery, retail
22	Church or place of worship	Packing plant
23	Communication tower, commercial	Park, public
24	Day care center, general	School, elementary or secondary
25	Day care center, limited	Solid waste transfer station
26	Electrical power facility	Stable, <del>commercial</del> <u>equestrian type two</u>
27	Golf course	Water or wastewater treatment plant
28	Government services	
29	...	
30	<b>4. RTS, Residential Transitional Suburban District. ...</b>	
31	<b>SPECIAL USES:</b>	<del>Communication Cell Sites on Wheels</del> <u>cell</u>
32	Accessory dwelling	<u>site on wheels</u> (COWs)
33	Bed and Breakfast	Security/caretaker quarters
34	...	
35	<b>(This space intentionally left blank.)</b>	

---

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).





7. RM, Multi-Family Residential District. ...

CONDITIONAL USE, CLASS B:

Congregate living facility, type 2  
Day care center, limited  
Equestrian arena, commercial  
Fitness center

Nursery, wholesale  
Park, public  
Stable, ~~private~~ equestrian type one  
Storage, outdoor, agricultural

CONDITIONAL USE, CLASS A:

Agriculture, bona fide  
Air curtain incinerator, temporary  
Assembly, nonprofit institutional  
Cemetery  
Church or place of worship  
Communication tower, commercial  
Congregate living facility, type 3  
Day care center, general  
Electrical power facility  
~~Equestrian arena, commercial~~  
Golf course  
Government services

Grooms quarters  
Groves/row crops  
Heliport or helipad  
Livestock raising  
Nursery, retail  
Nursing or convalescent facility  
Packing plant  
School, elementary or secondary  
Solid waste transfer station  
Stable, commercial  
Water or wastewater plant

8. RH, Multi-Family Residential (High Density) District. ...

CONDITIONAL USE, CLASS B:

Congregate living facility, type 2  
Day care center, limited  
Equestrian arena, commercial  
Fitness center

Nursery, wholesale  
Park, public  
Stable, ~~private~~ equestrian type one  
Storage, outdoor, agricultural

CONDITIONAL USE, CLASS A:

Agriculture, bona fide  
Air curtain incinerator, temporary  
Assembly, nonprofit institutional  
Cemetery  
Church or place of worship  
Communication tower, commercial  
Congregate living facility, type 3  
Day care center, general  
Electrical power facility  
~~Equestrian arena, commercial~~  
Golf course  
Government services

Grooms quarters  
Groves/row crops  
Hotel, motel, SRO, boarding & rooming house  
Livestock raising  
Nursery, retail  
Nursing or convalescent facility  
Packing plant  
School, elementary or secondary  
Solid waste transfer station  
Stable, ~~commercial~~ equestrian type two  
Water or wastewater treatment plant

...

(This space intentionally left blank.)

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

E. Commercial districts. ...

1. CN, Neighborhood Commercial District. ...

**PERMITTED USES:**

Air stripper, remedial

Catering service

Farmer's market

Farrier

Fruit & vegetable market

Nursery, retail

Nursery, wholesale

Office, business or professional

Personal services

Printing & copying services

Repair services, limited

Restaurant, specialty

Retail sales, general

Storage, indoor agricultural

Shadehouse

...

**CONDITIONAL USE, CLASS B:**

Building supplies

Congregate living facility, type 2

Day care center, limited

Fitness center

~~Grooms quarters~~

Laundry services

~~Nursery, wholesale~~

Park, public

Stable, commercial

~~Stable, private~~

Storage, outdoor, agricultural

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide

Air curtain incinerator, temporary

Assembly, nonprofit institutional

Church or place of worship

Communication tower, commercial

Congregate living facility, type 3

Convenience store

Day care center, general

Electrical power facility

Entertainment, indoor

Equestrian arena, commercial

Funeral home or crematory

Grooms quarters

Groves/row crops

Livestock, raising

Lounge, cocktail

Medical office or dental clinic

Nursing or convalescent facility

Packing plant

Recycling center

Solid waste transfer station

Theater, indoor

Veterinary clinic

Water or wastewater treatment plant

...

2. CLO, Limited Office Commercial District. ...

**PERMITTED USES:**

Air stripper, remedial

Catering service

Freestanding kiosk

Office, business or professional

Park, passive

Personal services

Printing and copying services

Repair services, limited

...

(This space intentionally left blank.)

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



1	<b>CONDITIONAL USE, CLASS B:</b>	Nursery, wholesale
2	Day care center, limited	Restaurant, quality
3	<del>Grooms quarters</del>	Stable, <del>commercial</del> <u>equestrian type two</u>
4	<b>CONDITIONAL USE, CLASS A:</b>	Livestock raising
5	Agriculture, bona fide	Medical office or dental clinic
6	Air curtain incinerator, temporary	Packing plant
7	Church or place of worship	Restaurant, high turnover sit-down
8	Communication tower, commercial	Solid waste transfer station
9	Day care center, general	Veterinary clinic
10	Electrical power facility	Water or wastewater treatment plant
11	Equestrian arena, commercial	
12	<u>Grooms quarters</u>	
13		...
14	<b>3. CC, Community Commercial District. ...</b>	
15	<b>PERMITTED USES:</b>	Park, passive
16	Air stripper, remedial	Personal services
17	Catering service	Printing and copying services
18	<u>Farmer's market</u>	Repair services, limited
19	Farrier	Restaurant, quality
20	Freestanding kiosk	Restaurant, specialty
21	Fruit and vegetable market	Retail sales, general
22	Nursery, retail	<u>Shadehouse</u>
23	Nursery, wholesale	Storage, indoor agricultural
24	Office, business or professional	Veterinary, clinic
25	<b>SPECIAL USES:</b>	Retail sales, mobile or temporary
26	Agricultural stand	Recycling collection station
27	Amusements, temporary or special	Recycling drop off bin
28	events	Security or caretaker quarters
29	Communication <del>Cell Sites on Wheels</del> <u>cell</u>	
30	<u>site on wheels</u> (COWS)	
31	<b>PERMITTED SUBJECT TO DRC SITE</b>	Government services
32	<b>PLAN:</b>	<del>Grooms quarters</del>
33	Communication panels, antennas,	Laundry services
34	commercial	Park, public
35	Day care center, limited	Restaurant, high turnover sit down
36	Excavation, <del>Type</del> <u>type II</u>	Stable, <del>commercial</del> <u>equestrian type two</u>
37	Fitness center	Utility, minor
38		
39	<b>(This space intentionally left blank.)</b>	

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

**CONDITIONAL USE, CLASS B:**  
Auction, enclosed  
Assembly, nonprofit institutional  
Assembly, nonprofit membership  
Broadcasting studio  
Communication tower, commercial  
Equestrian arena, commercial  
Financial institution

Landscape installation service  
Landscape maintenance service  
Medical office or dental clinic  
Packing plant  
Parking lot, commercial  
Recycling center  
Storage, outdoor, agricultural  
Vocational school

**CONDITIONAL USE, CLASS A:**  
Agricultural, bona fide  
Air curtain incinerator, temporary  
Automotive service station  
Arena, auditorium or stadium  
Car wash and auto detailing  
Church or place of worship  
College or university  
Congregate living facility, type 3  
Convenience store  
Convenience store, with gas sales  
Day care center, general  
Electrical power facility  
Entertainment, indoor  
Entertainment, outdoor  
~~Equestrian arena, commercial~~  
Funeral home or crematory

Golf course  
Grooms quarters  
Groves/row crops  
Hospital or medical center  
Livestock raising  
Lounge, cocktail  
Nursing or convalescent facility  
Repair and maintenance, general  
Restaurant, fast food  
Self-service storage  
School, elementary or secondary  
Solid waste transfer station  
Theater, indoor  
Vehicle inspection center  
Vehicle sales and rental  
Water or wastewater treatment plant

...

#### 4. CHO, Commercial High Office District. ...

**PERMITTED USES:**  
Air stripper, remedial  
Catering service  
Data information processing  
Fitness center  
Freestanding kiosk  
Laundry services  
Office, business or professional

Nursery, wholesale  
Park, passive  
Personal services  
Printing and copying services  
Repair services, limited  
Restaurant, specialty  
Vocational school

**SPECIAL USES:**  
Agricultural stand  
Communication ~~Cell Sites on Wheels~~ cell  
site on wheels (COWs)

Recycling collection station  
Recycling drop off bin  
Security/caretakers quarters

(This space intentionally left blank.)

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



1	<b>PERMITTED SUBJECT TO DRC SITE</b>	Government services
2	<b>PLAN:</b>	<del>Grooms quarters</del>
3	Broadcasting studio	Heliport or helipad
4	Communication panels, antennas,	Medical office or dental clinic
5	commercial	Motion picture production studio
6	Day care center, limited	Stable, <del>commercial</del> <u>equestrian type two</u>
7	Excavation, <del>Type</del> <u>type II</u>	Utility, minor
8	<b>CONDITIONAL USE, CLASS B:</b>	Marine facility
9	Church or place of worship	Medical or dental laboratory
10	Communication tower, commercial	Packing plant
11	Day care center, general	Parking lot, commercial
12	Financial institution	Restaurant, quality
13	Hotel, motel, SRO, boarding & rooming	Veterinary clinic
14	house	
15	<b>CONDITIONAL USE, CLASS A:</b>	Livestock, raising
16	Agriculture, bona fide	Lounge, cocktail
17	Air curtain incinerator, temporary	Restaurant, fast food
18	College or university	Restaurant, high turnover sit-down
19	Electrical power facility	School, elementary or secondary
20	Equestrian arena, commercial	Solid waste transfer station
21	<u>Grooms quarters</u>	Water or wastewater treatment plant
22	Hospital or medical center	
23		...
24	<b>5. CG, Community Commercial District. ...</b>	
25	<b>PERMITTED USES:</b>	Nursery, retail
26	Agricultural sales and service	Nursery, wholesale
27	Air stripper, remedial	Office, business or professional
28	Assembly, nonprofit institutional	Park, passive
29	Catering service	Personal services
30	Data information processing	Printing and copying services
31	<u>Farmer's market</u>	Repair services, limited
32	<u>Farrier</u>	Restaurant, quality
33	Fitness center	Restaurant, specialty
34	Freestanding kiosk	Retail sales, general
35	Fruit and vegetable market	Shadehouse
36	Laundry services	Storage, indoor agricultural
37	Lounge, cocktail	Veterinary, clinic
38	Medical or dental laboratory	Vocational school
39	Monument sales, retail	
40		...
41	<b>(This space intentionally left blank.)</b>	

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

1	<b>PERMITTED SUBJECT TO DRC SITE</b>	Heliport or helipad
2	<b>PLAN:</b>	Medical office or dental clinic
3	Auction, enclosed	Motion picture production studio
4	Assembly, nonprofit membership	Packing plant
5	Broadcasting studio	Park, public
6	Communication panels, antennas,	Parking lot, commercial
7	commercial	Recycling center
8	Day care center, limited	Restaurant, high turnover sit-down
9	Excavation, <del>Type type II</del>	Stable, <del>commercial</del> <u>equestrian type two</u>
10	Government services	Utility, minor
11	<del>Grooms quarters</del>	
12	<b>CONDITIONAL USE, CLASS B:</b>	Golf course
13	Agricultural storage, outdoor	Gun club, enclosed
14	Building supplies	Hotel, motel, SRO, boarding & rooming
15	Car wash and auto detailing	house
16	Cemetery	Kennel, commercial
17	Church or place of worship	<u>Landscape installation service</u>
18	Communication tower, commercial	<u>Landscape maintenance service</u>
19	Congregate living facility, type 3	Marine facility
20	Convenience store	Nursing or convalescent facility
21	Day care center, general	Storage, outdoor agricultural
22	Dispatching office	Theater, indoor
23	Entertainment, indoor	Transportation facility
24	<u>Equestrian arena, commercial</u>	Vehicle inspection center
25	Financial institution	Zoo
26	Flea market, enclosed	
27	<b>CONDITIONAL USE, CLASS A:</b>	Groves/row crops
28	Agriculture, bona fide	Hospital or medical center
29	Air curtain incinerator, temporary	Livestock raising
30	Auction, outdoor	<del>Mining, excavation Type</del> <u>Excavation, type</u>
31	Automotive paint and body shop	IIIA
32	Automotive service station	<del>Mining, excavation Type</del> <u>Excavation, type</u>
33	Arena, auditorium or stadium	IIIB
34	College or university	Parking garage, commercial
35	Convenience store, with gas sales	Pawnshop
36	Dog day-care	Repair and maintenance, general
37	Day labor employment service	Restaurant, fast food
38	Electrical power facility	School, elementary or secondary
39	Entertainment, outdoor	Self-service storage
40	<del>Equestrian arena, commercial</del>	Solid waste transfer station
41	Excavation <del>Type type III</del>	Theater, drive-in
42	Flea market, open	Vehicle sales and rental
43	Funeral home or crematory	Water or wastewater treatment plant
44	<u>Grooms quarters</u>	
45		...

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



**6. CRE, Commercial Recreation District.** The purpose and intent of the CRE district is to provide lands for major commercial recreation uses that are either publicly or privately operated, that require large amounts of land that have major effects on adjacent uses. The CRE district corresponds to the Commercial Recreation land use designation in the Future Land Use Element of the Comprehensive Plan, and can be applied only to those areas designated Commercial Recreation (CR), or Industrial (IND) in the Future Land Use Element of the Comprehensive Plan. In some cases the CRE district may be applied in the Rural Residential 10 (RR10) land use designation for those uses identified in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternative density may be applied. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited in the CRE district in the Agricultural Reserve Tier. The following use are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Air stripper, remedial	Park, passive
Catering service	Parking lot, commercial
Equestrian arena, commercial	Restaurant, quality
Fitness center	Restaurant, specialty
<del>Grooms quarters</del>	<u>Shadehouse</u>
Gun club, enclosed	Stable, <del>commercial</del> <u>equestrian type two</u>
Nursery, wholesale	Theater, drive-in

...

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide	Livestock raising
Airport	<del>Mining, excavation Type</del> <u>Excavation, type IIIA</u>
Arena, auditorium or stadium	<del>Mining, excavation Type</del> <u>Excavation, type IIIB</u>
Electrical power facility	Motion picture production studio
Excavation, <del>Type type</del> <u>III</u>	Water or wastewater treatment plant
<u>Grooms quarters</u>	
Gun club, open	

...

(This space intentionally left blank.)

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

F. Industrial districts. ...

1. IL, Light Industrial District. ...

**PERMITTED USES:**

Agricultural related manufacturing, light  
Agricultural research/development  
Air stripper, remedial  
Assembly, nonprofit institutional  
Assembly, nonprofit membership  
Data information processing  
Dispatching office  
Dog day-care  
Fitness center  
Freestanding kiosk  
Government services  
~~Grooms-quarters~~  
Groves/row crops  
Landscape installation service  
Landscape maintenance service  
Machine or welding shop  
Manufacturing and processing  
Marine facility  
Medical or dental laboratory  
Monument sales, retail  
Motion picture production studio  
Nursery, wholesale

Office, business or professional  
Park, passive  
Parking garage, commercial  
Parking lot, commercial  
Printing and copying services  
Recycling center  
Repair and maintenance, general  
Repair services, limited  
Restaurant, quality  
Shadehouse  
Storage, indoor agricultural  
Storage, outdoor, agricultural  
Towing service and storage  
Vehicle inspection center  
Vocational school  
Warehousing  
Wholesaling, general  
Automotive paint or body shop  
Broadcasting studio  
Catering service  
Communication panels, antennas,  
commercial

...

**PERMITTED SUBJECT TO DRC SITE  
PLAN:**

Agricultural transshipment  
Building supplies  
Car wash and auto detailing  
Communication tower, commercial  
Composting facility  
Contractor's storage yard  
Day care center, limited  
Day labor employment service  
Entertainment, indoor  
Entertainment, outdoor  
Excavation, ~~Type type II~~  
Farmer's market

Funeral home or crematory  
Golf course  
Gun club, enclosed  
Heliport or helipad  
Packing plant  
Park, public  
Restaurant, high turnover sit-down  
Self-service storage  
Stable, commercial  
Theater, indoor  
Transportation facility  
Utility, minor  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Air curtain incinerator, temporary  
Auction, outdoor  
Automotive service station  
Chipping and mulching  
Convenience store, with gas sales  
Day care center, general  
~~Equestrian arena, commercial~~

~~Farmer's market~~  
Flea market, open  
Gas and fuel, wholesale  
Kennel, commercial  
Laboratory, industrial research  
Nursery, retail  
Potting soil manufacturing  
Recycling plant

Underlined language indicates proposed new language.

~~Language crossed-out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



1	<b>CONDITIONAL USE, CLASS A:</b>	Livestock raising
2	Agriculture, bona fide	Mining, excavation <del>Type type</del> IIIA
3	Air curtain incinerator, permanent	Mining, excavation <del>Type type</del> IIIB
4	Electrical power facility	Restaurant, fast food
5	Excavation, <del>Type type</del> III	Solid waste transfer station
6	<u>Groom's quarters</u>	Truck stop
7	Heavy industry	Vehicle sales and rental
8		...
9	<b>2. IG, General Industrial District. ...</b>	
10	<b>PERMITTED USES:</b>	<u>Landscape installation service</u>
11	Agricultural related manufacturing, light	<del>Landscape maintenance service</del>
12	Agricultural research/development	Machine or welding shop
13	Agricultural transshipment	Manufacturing and processing
14	Air stripper, remedial	Marine facility
15	Automotive paint or body shop	Motion picture production studio
16	Building supplies	Nursery, wholesale
17	Catering service	Office, business or professional
18	Communication panels, antennas,	Park, passive
19	commercial	Recycling center
20	Contractor's storage yard	Repair and maintenance, general
21	Data information processing	Repair services, limited
22	Day labor employment service	Restaurant, quality
23	Dispatching office	Shadehouse
24	Freestanding kiosk	Storage, indoor agricultural
25	Government services	Storage, outdoor agricultural
26	<del>Grooms quarters</del>	Towing service and storage
27	Groves/row crops	Vocational school
28	Gun club, enclosed	Warehousing
29	Laboratory, industrial research	Wholesaling, general
30		...
31	<b>PERMITTED SUBJECT TO DRC SITE</b>	Heavy industry
32	<b>PLAN:</b>	Heliport or helipad
33	Automotive service station	Packing plant
34	Asphalt or concrete plant	Park, public
35	Chipping and mulching	Potting soil manufacturing
36	Communication tower, commercial	Recycling plant
37	Composting facility	Self-service storage
38	Convenience store, with gas sales	<del>Stable, commercial</del> <u>equestrian type two</u>
39	Day care center, limited	Transportation facility
40	Excavation, <del>Type type</del> II	Utility, minor
41	Farmer's market	Water or wastewater treatment plant
42	Gas and fuel, wholesale	
43	<b>CONDITIONAL USE, CLASS B:</b>	<del>Equestrian arena, commercial</del>
44	Air curtain incinerator, temporary	Nursery, retail
45	Airplane landing strip, accessory	Solid waste transfer station
46	Day care center, general	

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31

...  
**G. Public and Institutional Districts (IPF). ...**  
**1. PO, Public Ownership District. ...**

<b>PERMITTED USE:</b>	Hospital or medical center
Air stripper, remedial	Park, passive
Assembly, nonprofit institutional	Park, public
Campground	Parking lot, commercial
College or university	Recycling center
Communication panels, antennas, commercial	School, elementary or secondary
Electrical power facility	Transportation facility
Gas and fuel, wholesale	Vehicle inspection center
Government services	Water or wastewater treatment plant
Heliport or helipad	Zoo

...

<b>PERMITTED SUBJECT TO DRC SITE PLAN:</b>	<u>Equestrian arena, commercial</u>
Arena, auditorium or stadium	Excavation, <del>Type</del> <u>type II</u>
Chipping and mulching	Gun club, enclosed
Communication tower, commercial	Marine facility
Composting facility	Potting soil manufacturing
Day care center, general	<u>Stable, equestrian type two</u>
Day care center, limited	Utility minor

...

<b>CONDITIONAL USE, CLASS A:</b>	<u>Groom's quarters</u>
Air curtain incinerator, permanent	Mining, excavation <del>Type</del> <u>type IIIA</u>
Airport	Mining, excavation <del>Type</del> <u>type IIIB</u>
Excavation, <del>Type</del> <u>type III</u>	

...

**(This space intentionally left blank.)**

---

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



1	<b>2. IPF, Institutional and Public Facilities District.</b>	
2	...	
3	<b>PERMITTED SUBJECT TO DRC SITE</b>	Heliport or helipad
4	<b>PLAN:</b>	Medical Office or Clinic
5	Community Vegetable Garden	Medical or Dental Laboratory
6	Day Camp	Park, public
7	Day care center, limited	<del>Type II excavation</del>
8	<u>Equestrian arena, commercial</u>	<u>Stable, equestrian type two</u>
9	<u>Excavation, type II</u>	Utility, minor
10	Government services	
11	...	
12	<b>CONDITIONAL USE, CLASS A:</b>	Hospital or medical center
13	Airport	Multi-family
14	Arena, auditorium or stadium	School, elementary or secondary
15	Cemetery	Single-family
16	College or University	Solid waste transfer station
17	Communication tower, commercial	Townhouse
18	Congregate living facility, type 3	Vocational schools
19	Electrical power facility	Water or wastewater treatment plant
20	<u>Groom's quarters</u>	Zero lot line home
21	...	
22	<b>(This space intentionally left blank.)</b>	

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

SUBPART 3, Section 6.4.C., Zoning Districts, Table 6.4-1, is amended to add and delete language as follows:

TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																								NOTE		
	Agriculture/Conservation					Residential										Commercial						Indust./Public					
	P C	AGR	A P	S A	R S E R	AR	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G	P O	I P F			
		AG C S O				R U R A L E X	U S A U/ S																				
Agricultural uses																											
Agricultural food processing		D	D																							2.1	
Agricultural related manufacturing, light		D	D	D																	P	P				2.2	
Agricultural research /development		D		D	D	D															P	P		B		3	
Agricultural sales and service			P		A	B													P							4	
Agricultural stand		S	S	S	S	S	S	S							S	S	S	S	S	S	S	S				4.1	
Agricultural transshipment		D	D	D	A																D	P				5	
Agriculture, bona fide		P	P	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				6	
Aviculture		P	P	P	P		P																			15.1	
Community vegetable garden		P	P									D	D	D	D									D		22.3	
Equestrian arena, commercial		D	D		B D	D	B	B	B	B	B	B	A B	A B	A B	A B	A	A	A B	A B	A B	P	B	B	D D		34
Farmer's Market		D	D		D D												P		P		P		B D	D		37.1	
Farrier establishment		P	P	P	P P	P P	P P										P		P		P					37.2	
Groves/row crops		P	P	P	P		P	D	D	B	B	B	A	A	A	A	A		A		A		P	P		47.1	
Kennel, commercial		D	D		A																B		B			53	
Kennel, private		P	P		P		D	D	B	B	A	A	A	A	A	A										54	
Livestock raising		P	P	P	P		P	D	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			56.1	
Nursery, retail		P	P		D	P	A B	A	A	A	A	A	A	A	A	A	P		P		P		B	B		66	

Underlined language indicates proposed new language.  
Language crossed out indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are double-underlined (if added) or ~~stricken~~ (if deleted).



Use Type	Zoning District/Overlay																				NOTE																				
	Agriculture/Conservation					Residential										Commercial						Indust/Public																			
	P C	AGR	A	S	R	AR	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C O	C H O	C G R E	I L		I G	P O	I P F																	
		A G R	C C S O																																						
Agricultural uses																																									
Nursery, wholesale		P	P	P	P	P	D	<del>Θ</del> B	<del>Θ</del> B	B	B	B	B	B	B	B	B	B	P	P				66.1																	
Packing plant		D	D	D	A		B	B	A	A	A	A	A	A	A	A	A	A	B	B	D	D			68.1																
Potting soil manufacturing		D		D	A															B	D	D			73																
Shadehouse		P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>	P	P	P			87.1															
Stable, commercial equestrian type two		D	D	D	D	D	D	D	B	A	A	A	A	A	A	A	A	B	B	D	D	D	P	D	D	<u>D</u>	<u>D</u>	90													
Stable, private equestrian type one		P	P	P	P	P	P	P	P	B	B	B	B	B	B	B	B	B									91														
Storage, indoor agricultural		P	P	P	P	B		P	P	D	D	D	D	D	D	D	D	P		P		P		P	P			92													
Storage, outdoor agricultural		P	P	P	A		P	P	B	B	B	B	B	B	B	B	B	B		B		B		B		P	P			92											
Sugar mill or refinery				P	A																				A				93												

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																				NOTE					
	Agriculture/ Conservation					Residential								Commercial						Indust/ Public						
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	I P F
		A G R	C C S O				R U R A L E X	U S A U/ S R/ E X																		
Residential uses																										
Single-family		P	P				P	P	P	P	P	P	P	P	P									A	88	
Zero lot line home													A	D	D	D								A	103	
Townhouse													A	D	D	D								A	95	
Multi-family															P	P								A	65	
Mobile home dwelling		S	S	S	S		S		S																62	
Accessory dwelling		S	S	S	S		S	S	S	S	S	S	S	S	S	S									1	
Congregate living facility, type 1							P	P	P	P	P	P	P	P	P	P								P	24	
Congregate living facility, type 2							A	A	A					A	B	B	B							B	24	
Congregate living facility, type 3														A	A	A	A	A	B					A	24	
Estate kitchen		P	P	P	P		P	P	P	P	P	P	P	P	P	P									34.1	
Farm residence		P	P	P	P																				36	
Farm worker quarters		S	S	S	S	S																			37	
Garage sale		P	P	P	P		P	P	P	P	P	P	P	P	P	P									44	
Grooms quarters		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>P</u>	<u>A</u>	<u>A</u>	47	
Guest cottage		P	P	P	P		P	P	P	P	P	P	P	P	P	P									47.2	
Home occupation		P	P	P	P		P	P	P	P	P	P	P	P	P	P									50	
Nursing or convalescent facility													A	A	A	A	A	B						B	67	
Security or caretaker quarters		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	86	

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																				N O T E							
	Agriculture/ Conservation													Commercial						Indust/ Public								
	P C	AGR		A P	S P	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	P O	I P F	
		A G R	C C S O				R U R A L E X	U S A U/ S																				
Recreational uses																												
Amusements, temporary or Special events			S		S	S	S	S									S		S		S	S			S		10	
Arena, auditorium or stadium																		A			A	A			D	A		11
Campground	D				D																	D			P			17
Camping cabin				S																								17.1
Entertainment, indoor			D														A		A		B	D		D				32
Entertainment, outdoor			D			A													A		A	D		D				33
Fitness center			P														B		D	P	P	P		P				39
Golf course									A	A	A	A	A	A	A	A			A		B	D		D		B		45
Gun club, enclosed					A	D															B	P		D	P	D		48
Gun club, open					A																	A				B		48
Gun range, private		D	D	D	D		A																					49
Marine facility																				B	B	B		P	P	D		59
Park, passive	P	P	P	P	P	P	D	D	D	D	D	D	D	D	D	D	D	P	P	P	P	P		P	P	P	P	69
Theater, Indoor			D														A		A		B	D		D				94.1
Zoo					B	B	A														B	D				P		104

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

- 1
- 2

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added)

Changes directed at the July 24 public hearing are red-lined and double underlined (if added) or stricken (if deleted).



TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																					NOTE		
	Agriculture/ Conservation					Residential								Commercial					Indust/ Public					
	P	A	A	S	R	AR		C	R	R	R	R	R	R	C	C	C	C	C	I	I		P	I
	C	G	P	A	S			R	E	T	T	T	S	M	N	L	C	H	G	L	G		O	P
								S			S	U												F
		R	C				R	U																
	A	C				R	S																	
	G	C				U	A																	
	R	S				A	U/S																	
	O					R/E																		
						X																		
Accessory and Temporary uses																								
Excavation, Agricultural agricultural		D	D	D	D	D	D																35	
Excavation, Type type II		D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	35	
Excavation, Type type 1A		P	P	P		P	P	P	P	P	P	P	P	P									35	
Excavation, Type type 1B		D	D	D	D	D	D	D	D	D	D	D	D	D									35	

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District																				NOTE				
	Agriculture/ Conservation					Residential								Commercial					Indust/ Public						
	P C	AGR	A P	S A	R S E R	AR	C R E S	R E T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L		I G	P O	I P F	
		A G R	C S S O				R U R A L E R/ E X	U S A U/ S																	
Public and civic uses																									
Airplane landing strip, accessory		B	B	B			B												B			B	B	9	
Airport																			A		A	A	A	9	
Assembly, nonprofit institutional		D	D	D		B	A						A	A	A	A	A		P		P	B		12	
Assembly, nonprofit membership			D			B											B		D		P		B	12.1	
Cemetery					B		A	A		A	A	A	A	A	A	A			B			B	A	19	
Church or place of worship		A	B	B	A	B	A	A	A	A	A	A	A	A	A	A	A	B	B	B			B	21	
College or university							A	A	A								A	A	A			P	A		
Day camp																			D				D	27.1	
Day care center, general		B	B				A	A	A	A	A	A	A	A	A	A	A	B	B	D	B	B	D	B	28
Day care center, limited		D	D	D	B		A	A	A	A	A	A	A	A	B	B	B	D	D	D	D	D	D	D	28
Government services		D	D	D	B	B	A	A	A	A	A	A	A	A	A	A	D	D	D	D	D	D	P	P	46
Heliport or helipad		B		B			A	A		A	A	A			A				D	D	D	D	P	D	9
Hospital or medical center					A												A	A	A			P	A	52	
Park, public	D				D	D	B	B	B	A	A	A	A	A	B	B	B		D	D	D	P	D	70	
School, elementary or secondary					A		A	A	A	A	A	A	A	A	A	A		A	A	A			P	A	85
Transportation facility																			B		D	D	P	B	95.1

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are double-underlined (if added) or ~~stricken~~ (if deleted).



TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																				NOTE				
	Agriculture/Conservation					Residential										Commercial						Indust/Public			
	P C	AGR		A P	S A	R S E R	AR R U R A L E X	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C H O	C G E	I L		I G	P O	I P F	
Commercial uses																									
Adult entertainment																			S		S	S		2	
Air stripper remedial																P	P	P	P	P	P	P	P	8.1	
Auction, enclosed		P	P		A													B	D					13	
Auction, outdoor		P	P		A														A		B			13	
Automotive paint or body shop																			A		P	P		14	
Automotive service station			A															A	A		B	D		15	
Bed and Breakfast		D	D	S		S	S	S	S	S	S	S	S	S	S									16	
Broadcasting studio																		B	D	D	P				
Building supplies			P		B											B			B		D	P			
Car wash and auto detailing			B															A	B		D			18	
Catering Service				D												P	P	P	P	P	P	P		18.1	
Contractor's storage yard					D																D	P		25	
Convenience store			P													A		A	B					26	
Convenience store with gas sales			A															A	A		B	D		27	
Day labor employment service			D																A		D	P		29	
Dispatching office																			B		P	P		30	
Dog day-care																			A		P			30.1	
Financial institution			P													D	D	B	B	B				38	
Flea market, enclosed																			B					40	
Flea market, open																			A		B			41	
Freestanding kiosk																									
Fruit and vegetable market		P	P		P	P	A									P		P	P					42	
Funeral home or crematory																A		A	A		D			43	
Gas and fuel, wholesale																					B	D	P		
Green market		P	P																					46.1	

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



Use Type	Zoning District/Overlay																				NOTE						
	Agriculture/ Conservation					Residential								Commercial					Indust/ Public								
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C O	C H O		C G	C R E	I L	I G	P O	I P F
		A G R	C C S O				R U R A L R/ E X	U S A U/ S																			
Commercial uses																											
Hotel, motel, SRO, Boarding & Rooming House															A				B	B	D						52
Landscape installation service		D			B	A	A											B		D		P	P				55.1
Landscape maintenance service		D			A	B	A	A										B		B	D	P	P				55
Laundry services			P														B	D	D	P	P						56
Lounge, cocktail			D														A		A	A	P						57
Medical office or dental clinic		P	P	B	A												A	A	B	D	D				D		60
Medical or dental laboratory																			B	P		P					
Monument sales, retail																				P		P					
Office, business or professional			P	S													P	P	P	P	P	P	P				68
Parking garage, commercial																				A		P					71
Parking lot, commercial																			B	B	D	P	P		P		71
Personal services			P														P	P	P	P	P						72
Printing and copying services			P														P	P	P	P	P		P				
Real estate sales model																											73.1
Repair and maintenance, general																			A		A		P	P			77
Repair services, limited			P			B											P	P	P	P	P		P	P			78
Restaurant, high turnover sit-down																			A	D	A	D		D			79.1
Restaurant, fast food																			A	A	A		A				79
Restaurant, quality			P														D	B	P	B	P	P	P	P			80
Restaurant, specialty			P	S													P	D	P	P	P	P					81
Retail sales, general			P	S													P		P		P						82
Retail sales, mobile or temporary		S	S		S														S		S		S		S		83
Self-service storage																			A		A		D	D			87
Theater, drive-in																					A	P					94

Underlined language indicates proposed new language.

Language crossed out indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4 D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



Use Type	Zoning District/Overlay																						NOTE																				
	Agriculture/Conservation					Residential								Commercial					Indust/Public																								
	P C	AGR	A P	S A	R S E R	AR	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C H O	C G	C R E	I L	I G	P O		I P F																			
		A G R				C C S O																			R U R A L E X	U S A U S																	

Commercial uses																							
Towing service and storage																			P	P			
Vehicle inspection center																A		B	P		P		
Vehicle sales and rental																A		A	A				97
Veterinary clinic		D	D	P	B		B	B	B						A	A	P	B	P				98
Vocational school																	B	P	P	P	P		A 99
Wholesaling, general																			P	P			102

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are double-underlined (if added) or ~~stricken~~ (if deleted).

TABLE 6.4-1  
USE REGULATIONS SCHEDULE

Use Type	Zoning District/Overlay																							NOTE											
	Agriculture/Conservation					Residential										Commercial						Indust/Public													
	P	A	A	S	R	AR		C	R	R	R	R	R	R	C	C	C	C	C	C	I	I	P		I										
	C	R	P	A	S	R	U	S	C	R	E	T	T	S	U	M	H	N	L	C	O	G	O		R	E	L	G	O	P	F				
	A	C	G	R	S																											O	R	U	S
Industrial uses																																			
Asphalt or concrete plant																																			
Data Information Processing																			D		P	P													
Excavation, Type type III					A	A																A	A			A	A	A					35		
Mining, Excavation, Type type IIIA					A	A																A	A			A	A	A					35		
Mining, Excavation, Type type IIIB					A	A																A	A			A	A	A					35		
Heavy industry																											A	D							
Laboratory, industrial research																											B	P							
Machine or welding shop			P																								P	P					58		
Manufacturing and processing																											P	P							
Motion picture production studio																												D	D	A	P	P			64
Salvage or junk yard																														A					
Truck stop																														A	A			95.1	
Warehousing																														P	P			100	

...

SUBPART 4, Section 6.4.D., Zoning Districts, is amended to add and delete language as follows:

4. **Agricultural sales and service** means an establishment primarily engaged in the sale or rental of farm tools and small implements, livestock, feed and grain, tack, riding attire, animal care products, farm supplies, and the like. An agricultural sales and service use shall comply with the following supplementary use standards. ...
34. **Equestrian arena, commercial** means an establishment engaged in commercial spectator activities involving equestrian events, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes. An A commercial equestrian arena use shall comply with the following supplementary use standards:

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



a. Urban/Suburban Tier.

- (1) Location. The project in which an equestrian arena is located shall be located on a collector or higher classification street.
- (2) Operating Hours. Outdoor activity shall be limited to the hours of 6:00 a.m. and 10:00 p.m. daily.
- (3) Loudspeakers. Loudspeakers shall not be used before 8:00 a.m. or after 8:00 p.m.
- (4) Minimum lot size. *In the Urban Service Area /Suburban Tier, the minimum lot size shall be five (5) acres. (6.4.D.34.g.(1))*

b. Rural, Exurban, Agricultural Reserve and Glades Tiers.

- (1) Location. The project in which an equestrian arena is located shall, ~~at the minimum, be located on a collector paved street.~~ (6.4.D.34.a.)
- (2) Operating Hours. Outdoor activity ~~at the rings shall be limited to the hours of not occur prior to 7:00 5:00 a.m. nor continue later than and 12:00 midnight 10:00 p.m.~~ (6.4.D.34.c)
- (3) Loudspeakers. Loudspeakers shall not be used before 8:00 a.m. or after 11:00 8:00 p.m. (6.4.D.34.e)

c. Setbacks. Riding, spectator viewing areas, and show rings shall not be located within one hundred (100) feet of any property line.

d. Lighting. All lighting must be confined to the arena and shall not spill over to neighboring property.

e. ~~Loudspeaker.~~

f. ~~SA district.~~ In the SA district an equestrian arena shall have a one hundred (100) foot buffer from residentially occupied or zoned property in addition to the required minimum setbacks.

g. ~~Urban Service Area.~~

(1) ~~—~~

(2) ~~Compatibility.~~ The use shall assure that there is no incompatibility with surrounding land uses. ~~In the event that~~ When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners and Zoning Commission may impose conditions to the of approval. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5 of this Code. including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation. (6.4.D.34.g(2))

(3) ~~Preservation.~~ The use shall conform with all preservation, and vegetation removal requirements of the Palm Beach County ULDC for the underlying permitted use, and shall conform with the provisions of Sec. 9.5 (Vegetation Protection), and Sec. 9.4 (Wetlands Protection) of this Code. A minimum setback (buffer) of one hundred (100) feet shall surround all designated wetland areas.

...

55. Landscape maintenance service means an establishment engaged in the provision of landscape installation or maintenance services, such as lawnmowing, tree, shrub or hedge trimming, and leaf blowing, but ~~excluding retail or wholesale sale of plants or lawn and garden supplies from the premises.~~ A landscape maintenance service use shall comply with the following supplementary use standards.

a. AR district.

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



- (1) **Location.** In the AR district, a landscape maintenance service as a principal use shall be located on a collector or ~~street of higher classification~~ street.
- (2) **Minimum lot size.** The minimum lot size shall be three (3) acres.
- b. **Landscape and Buffering.**
- (1) An incompatibility buffer as required by Sec. 7.3, (Landscape and Buffering), may be ~~omitted~~ waived if the use ~~is~~ is adjacent to farm worker quarters or mobile home accessory to agriculture.
- c. **Storage.** Accumulation of debris shall be prohibited.
- d. **Office warehouse.** A landscape maintenance service shall be a permitted use if there is no outdoor storage.
- e. **CCSO and AGR districts.** Landscape maintenance services shall be permitted only in conjunction with a nursery.
- f. **Accessory use.** ~~The use~~ A landscape maintenance service may be an accessory use to a retail or wholesale nursery or landscape installation service ~~subject to DRC approval. In the Urban Service Area, the accessory use shall be on a minimum of five (5) three (3) acres.~~

55.1 **Landscape installation service** means an establishment engaged in the provision of landscape installation services, such as landscape design, plant selection and tree installation. A landscape installation service use shall comply with the following supplementary use standards.

- a. **Accessory use.** A landscape installation service may be an accessory use to a retail or wholesale nursery or landscape maintenance service on a minimum of three (3) acres.
- b. **AR district.** In the AR district, a landscape installation service as a principal use shall be located on a collector or higher classification street.

66. **Nursery, retail** means the cultivation ~~for wholesale or retail sale~~ of horticultural specialties such as flowers, shrubs, sod, and trees intended for ornamental or landscaping purposes for retail sale. A retail nursery ~~in the Urban Services Area~~ shall comply with the following supplementary use standards:

- a. **Location.** ~~The use~~ A retail nursery shall be located on a *collector or higher classification* street ~~of~~.
- b. **Minimum lot size.** In a residential zoning district, ~~The~~ the minimum lot size shall be one (1) acre.
- c. **Sod.** Retail sale of sod shall be limited to retail nurseries in commercial or industrial zoning districts only.
- d. **Hours of operation.** Operation of commercial vehicles over one (1) ton rated capacity or gross vehicle weight of ten thousand (10,000) pounds, including load, from 5:00 p.m. to 8:00 a.m. is prohibited.
- ce. **Setbacks.** Setbacks shall be as follows:
- (1) All structures, and accessory activities and outdoor storage areas shall be setback a minimum of fifty (50) feet, except for shadehouses which shall comply with ~~the setbacks enumerated in Sec. 6.4.D.87.1.b., (Shadehouse).~~
- (2) Container plants shall be setback a minimum of fifteen (15) feet.
- df. **Loading.** All loading and unloading of trucks shall be restricted to the site ~~and shall not encroach on any setbacks.~~
- eg. **Office.** An office may be permitted as an accessory use, provided it is not a mobile home.
- fh. **Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. ~~In the event that~~ When an incompatibility exists, the petitioner shall

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



- satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners and Zoning Commission may impose conditions to the approval to address compatibility. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5. ~~including but not limited to:~~ controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation.
- g. **Preservation.** ~~The use shall conform with all preservation, and vegetation removal requirements of the Palm Beach County ULDC for the underlying permitted use, and shall conform with the provisions of Sec. 9.5 (Vegetation Protection), and Sec. 9.4 (Wetlands Protection) of this Code. A minimum setback (buffer) of one hundred (100) feet shall surround all designated wetland areas.~~
- h.i. **Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. ~~In the event that overspraying of pesticides, fungicides, fertilizers, herbicides or any other chemical is experienced, the petitioner shall provide an increased buffer to insure that no further overspraying will occur, or will cease to operate.~~
- i. ~~**Notification.** Notification of the existence of the agricultural operation shall be submitted to the South Florida Water Management District.~~
- j. **Buffering.** A buffer shall be provided along all property lines that are not screened by plant material.
- (1) **Incompatibility Buffer.** A Type 3 incompatibility buffer as defined in Sec. 7.3.F.4 shall be required adjacent to all retail, office, parking, loading and other non-growing areas within fifty (50) feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is at least twenty (20) feet wide. The width of the Type 3 incompatibility buffer may be reduced to ten (10) feet if the buffer contains permanent landscaping only and not for-sale plant inventory.
- (2) **Compatibility Buffer.** A compatibility buffer as defined in Sec. 7.3.F.3 shall be provided around all growing areas less than fifty (50) feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is a minimum of five (5) feet wide.
- (3) **Right-of-Way Buffer.** A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within fifty (50) feet of a right-of-way. A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all growing areas unless the growing area is at least fifty (50) feet in width, and contains plant materials providing a six (6) foot high visual buffer equivalent in opacity to a right-of-way buffer as defined in Sec. 7.3.F. Existing native vegetation within the right-of-way buffer shall be preserved.
- (4) **Barbed Wire.** The use of barbed wire shall be prohibited.
- k. **Outdoor bulk storage.** Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Sec. 6.6.A.3. Outdoor bulk storage in residential zoning districts shall be setback a minimum of fifty (50) feet or the district setback, whichever is greater.
- l. **DRC.** Relocation of structures on the DRC certified site plan or ZC or BCC reviewed site plan due to SFWMD or ERM requirements may exceed the threshold limitations contained in Sec. 5.6.D.10.a.

...

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



- 66.1 **Nursery, wholesale** means the cultivation for ~~wholesale sale~~ of horticultural specialties such as flowers, shrubs, sod, and trees, intended for ornamental or landscaping purposes ~~for wholesale sale~~. A wholesale ~~greenhouse or nursery use~~ shall comply with the following supplementary use standards:
- a. **Limitations of sales.** Sales from a wholesale ~~greenhouse or nursery use~~ are limited to exporters, distributors, landscape contractors, retailers, or other businesses.
  - b. **Approval Process.** The approval process shall be as follows:
    - (1) **Residential Zoning Districts in the Urban/Suburban Tier.**
      - (a) **Special Permit.** Five (5) acres or less.
      - (b) **DRC.** More than five (5) but less than twenty (20) acres.
      - (c) **Class B Conditional Use or Requested Use.** Twenty (20) or more acres.
    - (2) **AR-Rural/Exurban (AR-R/EX) and CRS districts.**
      - (a) **Permitted.** Ten (10) acres or less.
      - (b) **Special Permit.** More than ten (10) but less than forty (40) acres.
      - (c) **DRC.** Forty (40) or more acres.
    - (3) **All Other Zoning Districts.** Permitted.
  - c. ~~Conditions~~ **Hours of operation.** Operation of heavy machinery commercial vehicles over one (1) ton rated capacity or gross vehicle weight of ten thousand (10,000) pounds, including load, from 5:00 PM 7:00 p.m. to 8:00 AM 6:00 a.m. at a wholesale ~~greenhouse or nursery use~~ is prohibited.
  - d. **Parking and loading.** All parking and loading associated with any nursery related use shall occur on site ~~nursery acreage, and not on access easements, or public or private R-O-Ws or through streets.~~
  - e. **AR district.** In the AR district, a wholesale ~~greenhouse or nursery use~~ may be operated in conjunction with a residence. A wholesale ~~greenhouse or nursery greater than ten (10) acres shall be required to receive a conditional use B approval.~~
  - f. ~~Vegetation removal permit.~~ A wholesale nursery or greenhouse shall be required to submit a vegetation removal permit.
  - g. **Buffering requirements.** A buffer shall be provided along all property lines that are not screened by plant material.
    - (1) **Incompatibility Buffer.** ~~A Wholesale greenhouse or nursery over ten (10) acres adjacent to residential property shall be required to construct a Type 3 compatibility incompatibility buffer strip as defined in Sec. 7.3.F.4 subject to Sec. 7.3 of the Landscape code shall be required around the adjacent to all~~ office, parking, loading, internal roads and other non-growing areas within ~~twenty (20) fifty (50) feet from of~~ a property line. The compatibility buffer requirements may be met ~~satisfied~~ by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is at least twenty (20) feet wide. The width of the Type 3 incompatibility buffer may be reduced to ten (10) feet if the buffer contains permanent landscaping only and not for-sale plant inventory.
    - (2) **Compatibility Buffer.** A perimeter compatibility buffer as defined in Sec. 7.3.F.3 shall be provided around all growing areas less than fifty (50) feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is at least five (5) feet wide.
    - (3) **Right-of-Way Buffer.** A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within fifty (50) feet of a right-of-way. A right-of-way buffer as

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



defined in Sec. 7.3.F. shall be required adjacent to all growing areas unless the growing area is at least fifty (50) feet in width, and contains plant materials providing a six (6) foot high visual buffer equivalent in opacity to a right-of-way buffer as defined in Sec. 7.3.F. Existing native vegetation within the right-of-way buffer shall be preserved.

**(4) Barbed Wire.** The use of barbed wire shall be prohibited.

~~h. Water use permit.~~ A wholesale greenhouse or nursery greater than 10 acres shall be required to receive a water use permit from the SFWMD.

**g. Office.** An office may be permitted as an accessory use, provided it is not a mobile home. (Relocated from 6.4.D.66.g.)

**g.h. Urban Service Area Urban/Suburban Tier.** In addition to the above standards, a wholesale nursery in the Urban/Suburban Tier shall comply with the following standards.

**(1) Minimum lot size.** The minimum lot size shall be one (1) acre.

**(2) Setbacks.** Setbacks shall be as follows:

**(a)** ~~All structures and accessory activities, greenhouses and outdoor storage areas~~ shall be setback a minimum of fifty (50) feet, except for shadehouses which shall comply with the setbacks enumerated in Sec. 6.4.D.87.1.b., (Shadehouse).

**(b)** Container plants shall be setback a minimum of fifteen (15) feet.

**(3) Buffering.** ~~A buffer shall be provided along all property lines that are not screened by plant material.~~

~~(4) Equipment.~~ Use of heavy equipment shall be limited to daylight hours.

~~(5) Loading.~~ All loading and unloading of trucks shall be restricted to the site and shall not encroach on any setbacks.

~~(6) Office.~~ An office may be permitted as an accessory use, provided it is not a mobile home.

**(74) Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. ~~In the event that~~ When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners BCC and ZC may impose conditions to the approval to address compatibility. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5. The Zoning Director may impose conditions of approval pursuant to Sec. 4.20. including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation.

**(8) Preservation.** The use shall conform with all preservation, and vegetation removal requirements of the Palm Beach County ULDC for the underlying permitted use, and shall conform with the provisions of Sec. 9.5 (Vegetation Protection), Sec. 9.4 (Wetlands Protection) of this Code. A minimum setback (buffer) of one hundred (100) feet shall surround all designated wetland areas.

**(95) Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. ~~In the event that overspraying of pesticides, fungicides, fertilizers, herbicides or any other chemical is experienced, the petitioner shall provide an increased buffer to insure that no further overspraying will occur, or will cease to operate.~~

**(10) Notification.** Notification of the existence of the agricultural operation shall be submitted to the South Florida Water Management District.

**h. i. Outdoor bulk storage.** Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Sec. 6.6.A.3. Outdoor bulk storage in residential zoning districts shall be setback a minimum of fifty (50) feet or the district setback, whichever is greater.

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



i. j. ~~AGR-district~~ **Agricultural Reserve Tier.** In the Agricultural Reserve Tier, a retail nursery may be permitted as an accessory use to a wholesale nursery.

...

90. ~~Stable, commercial equestrian type two~~ means ~~a commercial~~ an establishment for boarding, breeding, training or raising of horses not necessarily owned by the owners or operators of the establishment, rental of horses for riding, or other equestrian activities, excluding uses classified as equestrian arena. A ~~commercial type two~~ stable use may be operated in conjunction with a residence and shall comply with the Animal Care and Control Regulations pursuant to Ord. ~~89-2 98-2~~ as amended, as well as the following supplementary use standards:

- a. **Limitations of use.** ~~Commercial Type two~~ stables shall be limited to the raising, breeding, training, boarding, and grooming of horses, or rental (livery) of horses for riding.
- b. **Minimum lot size.** The minimum lot size shall be three (3) acres in the CRE district and five (5) acres in all other permitted districts.
- c. **Frontage.** The minimum required frontage on a public ~~road~~ street to be used from the primary point of access shall be one hundred (100) feet or the minimum standard of the district in which the ~~commercial~~ stable is located, whichever is greater.
- d. **Setbacks.** No structure or stable shall be located within twenty-five (25) feet of any property line, or the minimum setback ~~standard~~ of the district in which the ~~commercial~~ stable is located, whichever is greater.

91. **Stable, private equestrian type one** means the care of horses owned by the occupants or owners of the premises. A ~~private type one~~ stable use shall comply with the Animal Care and Control Regulations pursuant to Ord. ~~89-2 98-2~~, as amended as well as the following supplementary use standards.

- a. **Limitations of use.** A ~~private type one~~ stable shall be limited to the boarding, breeding, training or raising of horses owned by the occupants or owners of the premises.
- b. **Boarding.** On sites of at least two (2) acres, boarding for up to four (4) horses not owned by the owner or occupant of the premises shall be permitted.
- c. **Setbacks.**
  - (1) **Accessory structure.** ~~Private A type one~~ stables with twelve stalls or fewer, located on a parcel with a single family residence, shall be considered an accessory structure and shall meet the setback requirements for an accessory structure, or twenty-five (25) feet, whichever is greater.
  - (2) **Principal structure.** A ~~private type one~~ stable with more than twelve stalls located on a parcel with a single family residence, or a ~~private type one~~ stable on a vacant parcel, shall be considered a principal structure and shall meet the applicable setback requirements for a principal structure.

...

(This space intentionally left blank.)

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).





Use Type	Planned Development Zoning District																								N O T E			
	PUD					TND					MXP				MUP						PIP			M H P D		R V P D	S W P D	
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone							
	R E C	R E S	C I V /P	C O M	A G R/ P	R E S	C I V / P	S H O P	W O R K	S E C T	C L O	C L O	C H O	C H	R L O	C L O	C H O	C H	C R	I N D	I N S T	I N D/ L	C O M					I N D / G
Funeral home or crematory									R				R			R		R			R		P					43
Gas and fuel, wholesale									R											R			P					
Hotel, motel, SRO, Boarding & Rooming House				R				R	P				R	R				R	R	R			P					51
Landscape installation service				R					P	P				R	R			R		P			P	P	P			55.1
Landscape maintenance service				R					P	P				R	R			R		P			P	P	P			55
Laundry services				P				P	P	P	P	P	P	P		P	P	P	P				P	P		P	P	56
Lounge, cocktail				R				R	P			R	R	P				R	P	P	P			P				57
Medical office or dental clinic				P				P	P	P	P	P	P	P		P	P	P	P				P					60
Medical or dental laboratory									P							P	P	R	P				P					
Monument sales, retail				P				P	P			P		P				P		P				P				
Office, business or professional				P				P	P	P	P	P	P	P		P	P	P	P				P					68
Parking garage, commercial				R					P									R	R	R			P					71
Parking lot, commercial				R					P									R	R	P								71
Personal services				P				P	P	P	P	P	P	P		P	P	P	P				P		P			72
Printing and copying services				P				P	P	P	P	P	P	P		P	P	P	P				P					
Repair and maintenance, general				R					P										R		P		P	P	P			77
Repair services, limited				P					P	P	P	P	P	P		P	P	P	P		P		P					78
Restaurant, fast food				R									R	R				R	R				P					79
Restaurant, high turnover, sit down				D				D	D	D	D	D	D	D		D	D	D	D	D			D					81.1
Restaurant, quality				P				P	P	P	R	P	P	P		R	P	P	P	P			P					80
Restaurant, specialty	P			P				P	P	P	P	P	P	P		P	P	P	P	P		P	P					81
Retail sales, general				P				P	P	P	P	P	P	P			P		P				P					82

Underlined language indicates proposed new language.

~~Language crossed-out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



Use Type	Planned Development Zoning District																							NOTE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	PUD					TND					MXPD				MUPD						PIPD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	R E C	R E S	C I V /P	C O M	A G R/ P	R E S	C I V /P	S H O P	W O R K	S E C T	C L O	C L H	C H O	C H	R C L O	C L H	C H O	C H	C R	I N D	I N S T	I N D/ L	C O M					I N D / G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

(This space intentionally left blank.)

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
 Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.  
 Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
 Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																							N O T E			
	PUD					TND					MXPD				MUPD						PIPD				M H P D	R V P D	S W P D
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone						
	R E C	R E S	C I V/ P	C O M	A G R/ P	R E S	C I V/ P	S H O R K	S E C T	C L O	C L O	C H O	C H	R L O	C L O	C H O	C H	C R	I N D	I N S T	I N D/ L	C O M	I N D / G				
Agricultural uses																											
Agricultural stand				S				P	P		P	P	P			P		P	P	P		P					4.1
Agriculture, bona fide					P																						6
Agricultural research/develop ment																		P			P	P					3
Agricultural sales and service								P		P								P				P					4
Agricultural transshipment										P									P			P	P				5
Aviculture					P																						15.1
Equestrian arena, commercial			R				R											P									34
Groves/row crops					P																						47.1
Kennel, commercial				R					P				R					R				P					53
Kennel, private		P																									54
Livestock raising					P																						56.1
Nursery, retail				P	P			P		P		P	P	<u>P</u>	P	P	P					P					66
Nursery, wholesale					P				P					P								P	P				66.1
Shadehouse; accessory					P																						87.1
Stable, commercial equestrian type two					P									P				P									90
Stable, private equestrian type one		P			P	P																					91
Storage, indoor agricultural					P																						92.1
Sugar mill or refinery																							P				93

...

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



SUBPART 6, Section 7.2., Off-Street Parking and Loading is amended to add and delete language as follows:

- A. Purpose and intent. ...
- B. Applicability.
  - 1. New buildings and uses. ...
  - 2. Additions, enlargements and changes of occupancy. ...
  - 3. Off-street parking and loading standards.

TABLE 7.2-1  
MINIMUM OFF-STREET PARKING AND LOADING STANDARDS

Use Type	Parking Regulations	Loading
Agricultural		
Agricultural use, accessory	5 spaces or 1 space per employee, whichever is greater	N/A
Nursery, retail	1 space per 500 sq. ft. of indoor or covered retail and office area plus 1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres <sup>3,4</sup>	B
Nursery, wholesale	1 space per 20,000 sq. ft. of nursery area 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres <sup>3,4</sup>	B

Notes for Table 7.2-1

- 3 Nurseries requiring fewer than twenty (20) parking spaces may construct surface parking lots with shellrock or other similar materials subject to Sec. 7.2.C.13.b.(4)(a) or grassed subject to Sec. 7.2.C.11, except for the required handicapped parking space(s).
- 4 Nurseries requiring twenty (20) or more parking spaces may construct surface parking lots with fifty percent (50%) of the required spaces as shellrock or other similar materials subject to Sec. 7.2.C.13.b.(4)(a) or grassed subject to Sec. 7.2.C.11. ...

SUBPART 7, Section 7.3., Landscape and Buffering, is amended to add and delete language as follows:

- A. Purpose and intent. ...
- B. Applicability. ...
- C. Exemptions. The following development shall be exempt from the standards of this section:
  - 1. enlargement or repair of a single-family dwelling unit, two-unit townhouse, or two-unit multi-family structure on a single lot;
  - 2. Parking areas located entirely within a structure, except as otherwise required by this code.
  - 3. bona fide agriculture ~~agricultural production activities~~, except as otherwise required by this code; ...

Underlined language indicates proposed new language.  
~~Language crossed out~~ indicates language proposed to be deleted.  
... (ellipses) indicates language not amended which has been omitted to save space.  
Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.  
Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.  
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added) or ~~stricken~~ (if deleted).



- 1 **D. Types of plans.** All landscaping required by this section or other sections of this Code  
2 shall require submittal and approval of the following, as applicable.
- 3 **1. Landscape plan.** Prior to the issuance of a building permit or paving permit, a  
4 landscape plan which has either been prepared by and bears the seal of a landscape  
5 architect, architect or engineer authorized by Chapter 481, Fla. Stat., shall be  
6 submitted to the Building Division in a form established by the Zoning Director and  
7 made available to the public.
- 8 **2. Planting plan.** A ~~planting~~ planting plan, which does not require a professional seal,  
9 shall be required for each individual lot for all single family, two-unit townhouse, or two  
10 unit multi-family residences or bona fide agriculture. A planting plan shall, at a  
11 minimum, consist of a plan indicating the number, location and species of required  
12 trees. Prior to the issuance of a building permit or paving permit for a single-family or  
13 two-unit townhouse of two-unit multi-family residence, the planting plan shall be  
14 approved by the PZ&B. ...

15  
16 **SUBPART 8, Section 6.4.D., Zoning Districts, is amended to add and delete language**  
17 **as follows:**

- 18  
19 **47. Groom's quarters** means on-site living quarters for persons responsible for  
20 grooming and caring for horses boarded at the stable. Occupancy of the groom's  
21 quarters shall be limited to on-site employees and members of the employees' family  
22 only. Groom's quarters may be permitted as an accessory use for stables with ~~more~~  
23 ~~than~~ four or more stalls only, subject to ~~compliance Sec. 5.5 (Special Use~~  
24 ~~Permits) and the following:~~ A groom's quarters use shall comply with the following  
25 supplementary standards.
- 26  
27 **a. Number of units groom's quarters permitted.**
- 28 **(1) Twenty (20) acres or less:** One (1) groom's quarters shall be permitted  
29 for each four (4) horse stalls ~~of a stable~~.  
30 **(2) More than twenty (20) acres:** One (1) groom's quarters shall be  
31 permitted for each three (3) horse stalls.
- 32 **b. Size Floor Area.**
- 33 **(1) Each groom's quarters shall not exceed five hundred (500) square feet**  
34 **in of gross floor area per unit. (6.4.D.47.a)**
- 35 **(2) Twenty (20) acres or less:** ~~Maximum total floor area for all groom's~~  
36 ~~quarters. The total gross floor area for all groom's quarters shall not~~  
37 ~~exceed five thousand (5,000) square feet per lot. (6.4.D.47.a)~~
- 38 **c. Number of bedrooms.** Groom's quarters shall contain a maximum of one (1)  
39 bedroom.
- 40 **d. Approval Process. The approval process shall be as follows:**
- 41 **(1) Special Permit.** One (1) groom's quarters.  
42 **(2) DRC.** Two (2) through twenty (20) groom's quarters.  
43 **(3) Class B Conditional Use.** Twenty-one (21) through one hundred (100)  
44 groom's quarters.  
45 **(4) Class A Conditional Use.** One hundred one (101) or more groom's  
46 quarters.
- 47 **e. Agricultural Reserve Tier.** For parcels in the Agricultural Reserve Tier with  
48 more than twenty (20) groom's quarters, or more than twenty (20) groom's  
49 quarters on the preserve area of an AGR-PUD, the allowable density shall be  
50 decreased by one unit for each groom's quarter to a maximum reduction of  
51 one-half of the number of dwelling units associated with the property.

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses.*

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added)  
or ~~stricken~~ (if deleted).



- 1                   **b. f. Facilities.** Groom's quarters may contain individual cooking facilities and/or  
2                   one (1) common dining facility.
- 3                   **c. g. Kitchen removal.** An agreement to remove all kitchen equipment shall be  
4                   executed prior to approval of for the groom's quarters prior to the issuance of  
5                   the Special Permit. The agreement shall require the kitchen to be removed if  
6                   the unit ceases to operate as a groom's quarters.
- 7                   **h. Restrictive covenant.** A restrictive covenant, in a form and content  
8                   acceptable to the County Attorney, limiting the use of the units to groom's  
9                   quarters in accordance with the standards of Section 6.4.D. 47 shall be  
10                  recorded in the public records of Palm Beach County prior to special permit  
11                  or DRC approval, whichever is applicable.

12

13 **SUBPART 9, Section 3.2, Definitions, is amended to add and delete language as**  
14 **follows:**

15

16 **Dwelling unit** means one or more rooms designed, occupied or intended for occupancy as  
17 separate living quarters with only one (1) kitchen plus sleeping and sanitary facilities provided  
18 within the unit, for the exclusive use of a single family maintaining a household. Specialized  
19 residences, such as accessory apartments for the elderly or handicapped, congregate living  
20 facility quarters, groom's quarters, farm worker quarters, or migrant labor quarters shall not be  
21 considered "dwelling units" for the purpose of applying restriction on density contained in the  
22 Palm Beach County Comprehensive Plan or this Code unless otherwise stated in the Plan or the  
23 Code.

24

25 **PART 2. CAPTIONS:** The captions, section headings, and section designations used in this  
26 ordinance are intended for the convenience of users only and shall have no effect in the  
27 interpretation of the provisions of this ordinance.

28

29 **PART 3. REPEAL OF LAWS IN CONFLICT:** All local laws and ordinances applying to the  
30 unincorporated area of Palm Beach County in conflict with any provision of this ordinance are  
31 hereby repealed to the extent of any conflict.

32

33 **PART 4. SEVERABILITY:** If any section, paragraph, sentence, clause, phrase, or word of this  
34 ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such  
35 holding shall not affect the remainder of this ordinance.

36

37 **PART 5. INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE:** The provision of this  
38 ordinance shall become and be made a part of the Unified Land Development Code of Palm  
39 Beach County, Florida. The Sections of the ordinance may be renumbered or relettered to  
40 accomplish such, and the word "ordinance" may be changed to "section," "article," or any other  
41 appropriate word.

42

43

44

45

46 (This space intentionally left blank.)

---

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

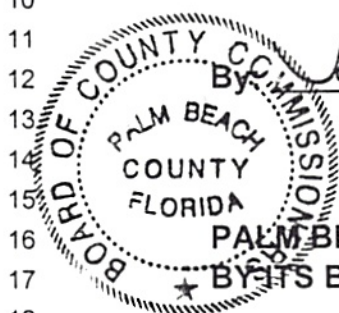
Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added)  
or ~~stricken~~ (if deleted).

1 PART 6. EFFECTIVE DATE: The provisions of this ordinance shall become effective upon filing  
2 with the Department of State.

3  
4 APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach  
5 County, on the 27 day of August, 2001.

6  
7 ATTEST:

8 DOROTHY H. WILKEN, Clerk



By: [Signature]  
Deputy Clerk

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
Warren H. Newell, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the 6th day of  
September, 2001.

U:\ZONING\CODEREV\01-1\Ordinances\Ag Ordinance\Adopt 827\Ord 01-.wpd

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, DOROTHY H. WILKEN, ex-officio Clerk of the  
Board of County Commissioners certify this to be a  
true and correct copy of the original filed in my office  
on August 27, 2001.  
DATED at West Palm Beach, FL on 9/20/01.  
DOROTHY H. WILKEN, Clerk  
By: [Signature] D.C.

Underlined language indicates proposed new language.

~~Language crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as italicized with reference (6.4.D.35.a.) in parentheses.

Changes directed at the April 17<sup>th</sup> or May 15<sup>th</sup> public hearing are double-underlined.

Changes directed at the July 24<sup>th</sup> public hearing are red-lined and double-underlined (if added)  
or ~~stricken~~ (if deleted).